

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5602, 5604, AND 5700 EAST RIVERSIDE DRIVE (TRACTS 304 AND 305) FROM FAMILY RESIDENCE (SF-3) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT AND NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district on the property described in Zoning Case No. C14-05-0113.03, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract 304: From family residence (SF-3) district to single family residence large lot (SF-1) district.

A 2.499 acre tract of land, more or less, out of the Santiago Del Valle Grant, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract 305 (the "Property"): From family residence (SF-3) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district.

A 2.434 acre tract of land, more or less, out of the Santiago Del Valle Grant, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

locally known as 5602, 5604, and 5700 East Riverside Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- 1. Vehicular access to and from the Property along Country Club Road shall be by a limited function driveway that allows left-in, right-in, and left-out movement only.

1 2. The following uses are prohibited uses of the Property:

3 Off-site accessory parking  
4 Custom manufacturing  
5 Day care services (general)

6 Service station  
7 Day care services (commercial)

8 Except as specifically restricted under this ordinance, the Property may be developed and  
9 used in accordance with the regulations established for the neighborhood commercial (LR)  
10 base district and other applicable requirements of the City Code.

11 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006.

12 **PASSED AND APPROVED**

13 \_\_\_\_\_, 2006

14 Will Wynn  
15 Mayor

16 **APPROVED:**

17 David Allan Smith  
18 City Attorney

19 **ATTEST:**

20 Shirley A. Gentry  
21 City Clerk

**EXHIBIT A**  
**DESCRIPTION**  
**TRACT 304**

FOR A 2.499 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 9, 10, 12, 13, 14, PENICK PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORD IN BOOK 5, PAGE 147 OF THE PLAT RECORDS OF SAID COUNTY, BEING ALL OF TRACT 1, A 0.700 ACRE TRACT OF LAND AND A PORTION OF TRACT 2, A 0.241 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO GREIF YOUNT PARTNERSHIP, RECORDED AS DOCUMENT NO. 2005081066 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 2.449 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point on the northwest boundary line of said Lot 12 and on the southeast right-of-way line of Penick Drive, for the westerly northwest corner hereof, from which a ½" iron rod with Baker-Aicklen Inc. cap found bears, S 29°40'26" W a distance of 17.45 feet;

**THENCE** with the southeast and southwest right-of-way line of said Penick Drive and in part with the northwest and northeast boundary lines of said Lot 9, Lot 12 and Lot 14, and the northwest and northeast boundary lines of said Tract 1, the following eleven (11) courses and distances:

1. N 29°40'26" E a distance of 40.85 feet to a 1" iron pipe found for an angle point hereof;
2. N 26°33'09" E a distance of 172.04 feet to a point on the back of a concrete curb, for a calculated point of curvature hereof;
3. a distance of 92.14 feet along the arc of a curve to the right, having a radius of 155.06 feet, a central angle of 34°02'54", and a chord which bears N 49°14'55" E a distance of 90.79 feet to a calculated point of compound curvature hereof;
4. a distance of 48.28 feet along the arc of a curve to the right, having a radius of 165.09 feet, a central angle of 16°45'24", and a chord which bears N 75°13'51" E a distance of 48.11 feet to a calculated point of compound curvature hereof;

EXHIBIT A  
DESCRIPTION  
TRACT 302

FOR A 0.943 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 0.56 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO LARRY & ROBIN YOUNT, RECORDED IN VOLUME 7099, PAGE 1303 OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND A PORTION OF A 2.413 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO LARRY K. & ROBIN YOUNT, ET AL., RECORDED IN VOLUME 7724, PAGE 998 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 0.943 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point at the most westerly northwest corner of said 0.56 acre tract, said point being also at the southwest corner of a 5.637 acre tract of land as described in that deed to City of Austin, recorded as Cause No. 2356 and on the southeast right-of-way line of Country Club Drive for the most westerly northwest corner hereof, from which a ½" iron rod found at the northeast corner of said Country Club Drive and on the northwest boundary line of said 5.637 acres bears, N 26°56'31" E a distance of 118.53 feet;

**THENCE** with the north boundary line of said 0.56 acre tract and the south boundary line of said 5.637 acre tract, passing at an arc distance of 2.73 feet a ½" iron rod found, in all a total arc distance of 18.79 feet along the arc of a curve to the right, having a radius of 490.00 feet, a central angle of 02°11'50" and a chord which bears N 60°39'59" E a distance of 18.79 feet to a calculated point for the most northerly northwest corner hereof;

**THENCE** over and across said 0.56 acre tract and said 2.413 acre tract the following seven (7) courses and distances:

1. a distance of 36.49 feet along the arc of a curve to the left, having a radius of 31.76 feet, a central angle of 65°49'52", and a chord which bears S 53°45'42" E a distance of 34.51 feet to calculated point of reverse curvature hereof;

Tract 302

2. a distance of 33.86 feet along the arc of a curve to the right, having a radius of 433.90 feet, a central angle of  $04^{\circ}28'17''$ , and a chord which bears  $S 71^{\circ}05'57'' E$  a distance of 33.85 feet to calculated point of compound curvature hereof;
3. a distance of 32.99 feet along the arc of a curve to the right, having a radius of 99.96 feet, a central angle of  $18^{\circ}54'33''$ , and a chord which bears  $S 62^{\circ}07'38'' E$  a distance of 32.84 feet to calculated point of compound curvature hereof;
4. a distance of 89.59 feet along the arc of a curve to the right, having a radius of 74.16 feet, a central angle of  $69^{\circ}12'47''$ , and a chord which bears  $S 22^{\circ}55'17'' E$  a distance of 84.24 feet to calculated point of compound curvature hereof;
5. a distance of 44.65 feet along the arc of a curve to the right, having a radius of 223.86 feet, a central angle of  $11^{\circ}25'42''$ , and a chord which bears  $S 29^{\circ}53'42'' W$  a distance of 44.58 feet to calculated point of compound curvature hereof;
6. a distance of 189.19 feet along the arc of a curve to the right, having a radius of 277.76 feet, a central angle of  $39^{\circ}01'33''$ , and a chord which bears  $S 50^{\circ}16'14'' W$  a distance of 185.55 feet to calculated point for the southeast corner hereof, and
7.  $N 61^{\circ}13'32'' W$  a distance of 99.53 feet to a calculated point on the northwest boundary line of said 0.56 acre tract and on the southeast right-of-way line of said Country Club Drive for the southwest corner hereof, from which a  $\frac{1}{2}$ " iron rod found at a point of curvature of said 2.413-acre tract and on the intersection of the northwest right-of-way line of Grove Boulevard and the northeast right-of-way line of Riverside Drive bears,  $S 26^{\circ}56'31'' W$  a distance of 198.41 feet and  $S 63^{\circ}19'44'' E$  a distance of 294.33 feet;

**THENCE** with the northwest boundary line of said 0.56 acre tract and the southeast right-of-way line of said Country Club Drive,  $N 26^{\circ}56'31'' E$  a distance of 251.77 feet to the **POINT OF BEGINNING** and containing 0.943 acres of land.

Bearing basis is referenced to previous work performed by Baker-Aicklen & Assoc. Inc., being the west boundary line of Fairway Place Sec. 1, Book 57, Page 23 of the Plat Records of Travis County, Texas.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT

Tract 302

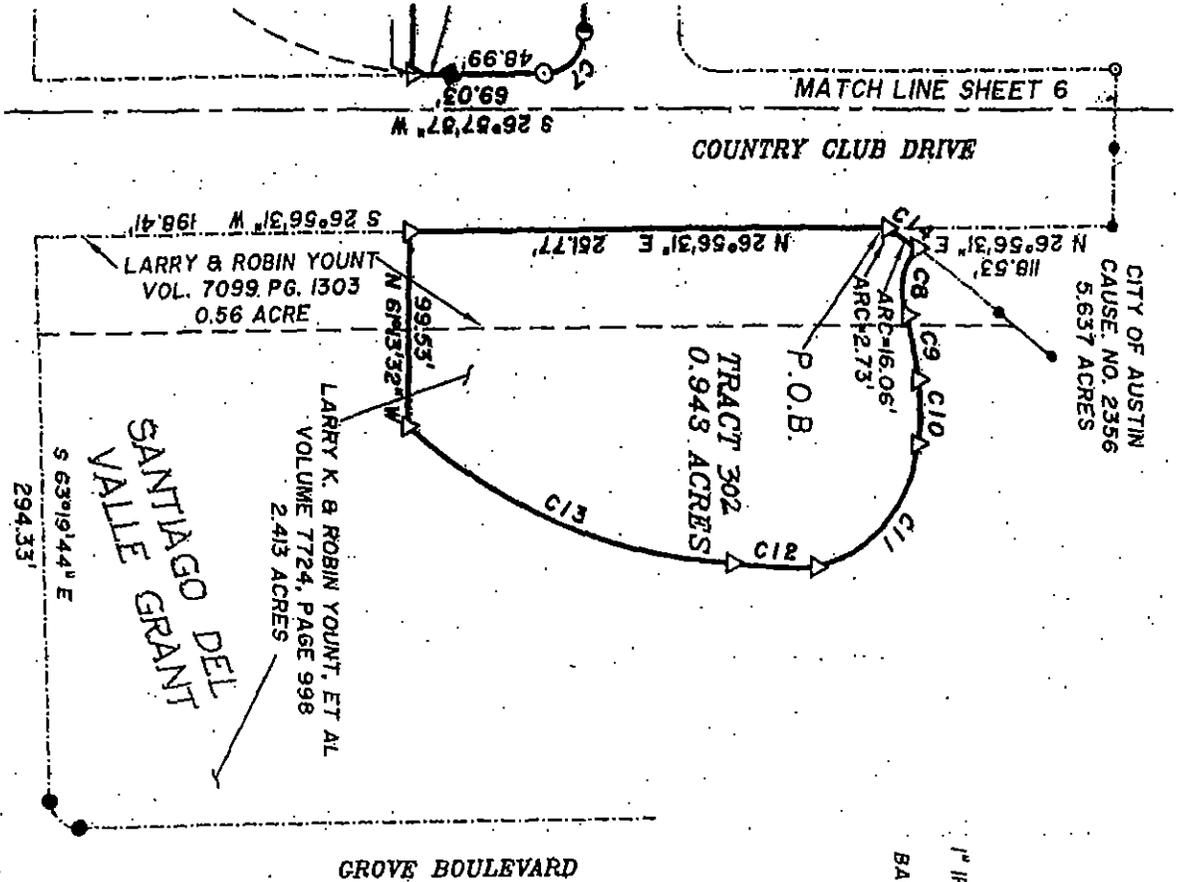
TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY  
EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY  
THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE  
POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

Prepared by  
BAKER-AICKLEN & ASSOCIATES, INC.  
405 Brushy Creek Road  
Cedar Park, TX 78613  
(512) 260-3700

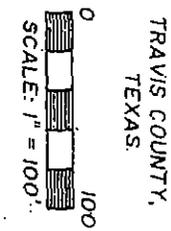
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# SKETCH TO ACCOMPANY DESCRIPTION



- LEGEND
- 1" IRON PIPE FOUND
  - 1/2" IRON ROD FOUND
  - 1" IRON PIPE IN CONCRETE FOUND
  - 1/2" IRON ROD WITH BAKER-AICKLEN INC. CAP FOUND
  - ▲ CALCULATED POINT
  - ▲ NAIL FOUND
  - ▲ POINT OF BEGINNING P.O.B.



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 29°40'26" E	40.85'
L2	S 29°40'26" W	17.45'
L3	N 60°09'32" W	104.74'

CURVE TABLE

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	135.06'	92.14'	34°02'54"	N 49°14'55" E	90.79'
C2	165.09'	48.28'	16°45'24"	N 75°13'51" E	48.11'
C3	146.11'	91.62'	35°55'48"	S 78°25'05" E	90.13'
C4	136.99'	19.62'	08°12'24"	S 53°48'02" E	19.60'
C5	272.83'	85.30'	17°54'45"	S 40°44'20" E	84.95'
C6	323.98'	169.51'	29°58'41"	S 46°46'06" E	167.58'
C7	216.21'	33.67'	89°12'52"	S 17°10'43" E	30.37'
C8	31.76'	36.49'	65°49'52"	S 53°45'42" E	34.51'
C9	433.90'	33.86'	04°28'17"	S 71°05'57" E	33.85'
C10	99.96'	32.99'	18°54'33"	S 62°07'38" E	32.94'
C11	74.16'	89.59'	69°12'47"	S 22°55'17" E	84.24'
C12	223.86'	44.65'	11°25'42"	S 29°53'42" W	44.58'
C13	277.76'	189.19'	39°01'33"	S 50°16'14" W	185.55'
C14	490.00'	18.79'	02°11'50"	N 60°39'59" E	18.79'

JOB NO.: 1497-2-001-25  
 BY: BJ  
 PAGE 7 OF 7



**EXHIBIT B**  
**DESCRIPTION**  
**TRACT 303**

FOR A 1.710 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 0.56 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO LARRY & ROBIN YOUNT, RECORDED IN VOLUME 7099, PAGE 1303 OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND A PORTION OF A 2.413 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO LARRY K. & ROBIN YOUNT, ET AL., RECORDED IN VOLUME 7724, PAGE 998 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 1.710 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" iron rod found at the most southerly southeast corner of said 2.413 acre tract and on the northeast right-of-way line of said Riverside Drive for the more westerly southeast corner hereof;

**THENCE** with the northeast right-of-way line of Riverside Drive and in part with the southwest boundary line of said 2.413 acre tract and said 0.56 acre tract, N 63°19'44" W a distance of 294.33 feet to a calculated point at the southwest corner of said 0.56 acre tract and on the southeast right-of-way line of said Country Club Drive, for an angle point hereof;

**THENCE** with the northwest boundary line of said 0.56 acre tract and the southeast right-of-way line of said Country Club Drive, N 26° 56'31" E a distance of 198.41 feet to a calculated point, for the northeast corner hereof, from which a ½" iron rod found at the northeast corner of said Country Club Drive and on the southwest boundary line of a 5.637 acre tract as described in Cause No. 2356 to City of Austin bears, N 26°56'31" E a distance of 370.29 feet;

**THENCE** over and across said 0.56 acre tract and said 2.413 acre tract, the following five (5) courses and distances:

1. S 61°13'32" E a distance of 208.13 feet to a calculated point for an angle point hereof;
2. N 26°40'16" E a distance of 102.55 feet to a calculated point for an angle point hereof,
3. N 48°42'31" E a distance of 75.48 feet to a calculated point for an angle point hereof,
4. S 71°35'00" E a distance of 6.44 feet to a calculated point for an angle point hereof,  
and

5. S 29°45'32" E a distance of 78.38 feet to a calculated point on the southeast boundary line of said 2.413 acre tract and on the northwest right-of-way line of Grove Boulevard, for the northeast corner hereof;

**THENCE** with the southeast boundary line of said 2.413 acre tract and the northwest right-of-way line of said Grove Boulevard, the following two (2) courses and distances:

1. S 26°40'16" W a distance of 305.55 feet to ½ " iron rod found for a point of curvature hereof, and
2. with the arc of a curve to the right having a radius of 15.00 feet, an arc length of 23.49 feet, a central angle of 89°44'11", and a chord which bears S 70°17'34" W a distance of 21.16 feet to the **POINT OF BEGINNING** hereof and containing 1.710 acres of land.

Bearing basis is referenced to previous work performed by Baker-Aicklen & Assoc. Inc., being the west boundary line of Fairway Place Sec. 1, Book 57, Page 23 of the Plat Records of Travis County, Texas.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

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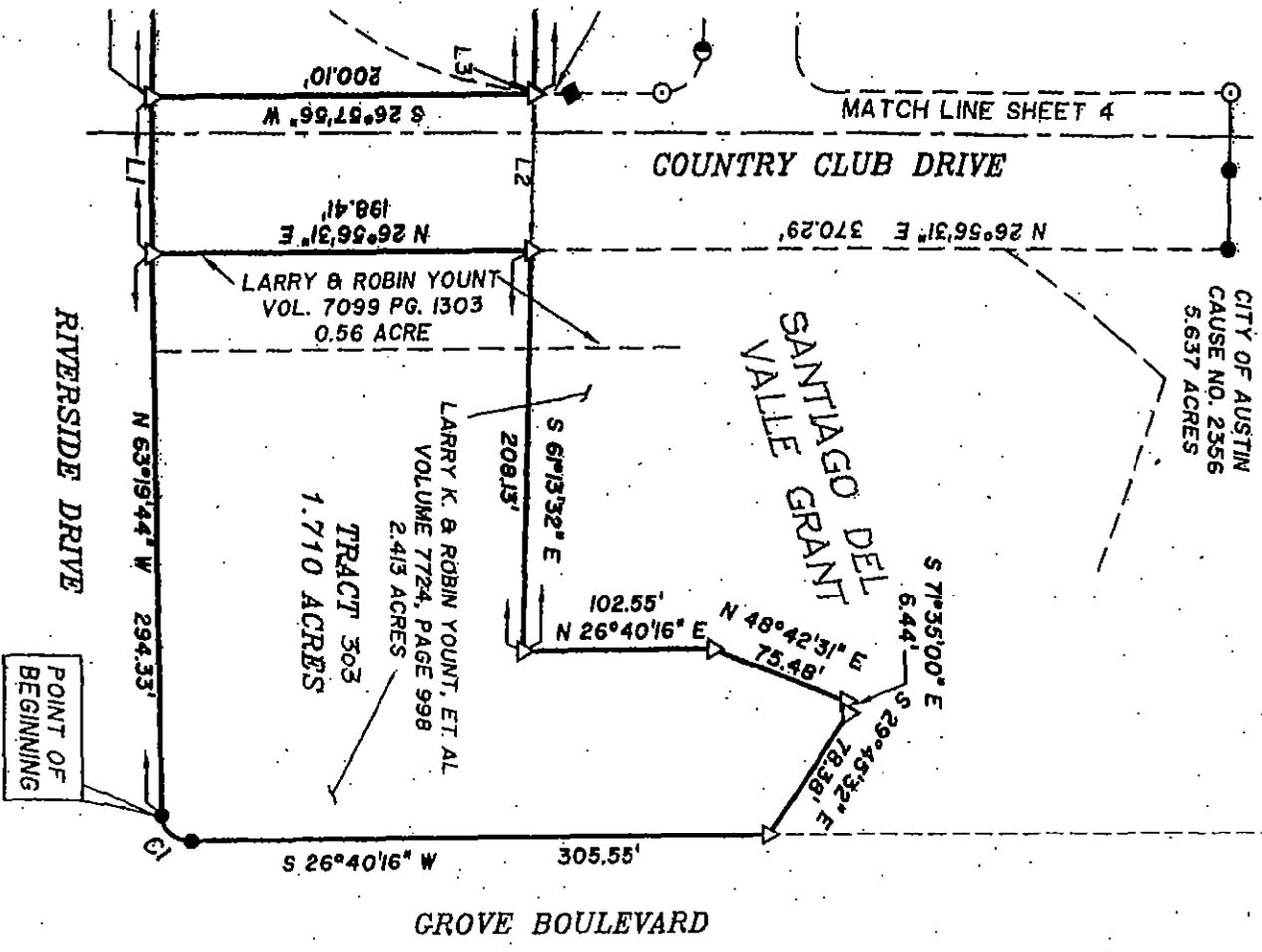
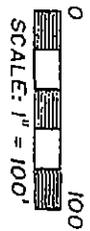
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# SKETCH TO ACCOMPANY DESCRIPTION

CITY OF AUSTIN  
CAUSE NO. 2356  
5.637 ACRES

TRAVIS COUNTY,  
TEXAS



**LEGEND**

- 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1" IRON PIPE IN CONCRETE FOUND
- 1/2" IRON ROD WITH BAKER-AICKLEN INC. CAP FOUND
- △ CALCULATED POINT
- ▲ NAIL FOUND

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	N 62°26'14" W	80.00'
L2	S 61°13'32" E	79.96'
L3	S 61°13'32" E	0.93'

**CURVE TABLE**

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	15.00'	23.49'	89°44'11"	S 70°17'34" W	21.16'

JOB NO.: 1497-2-001-25  
BY: BJ  
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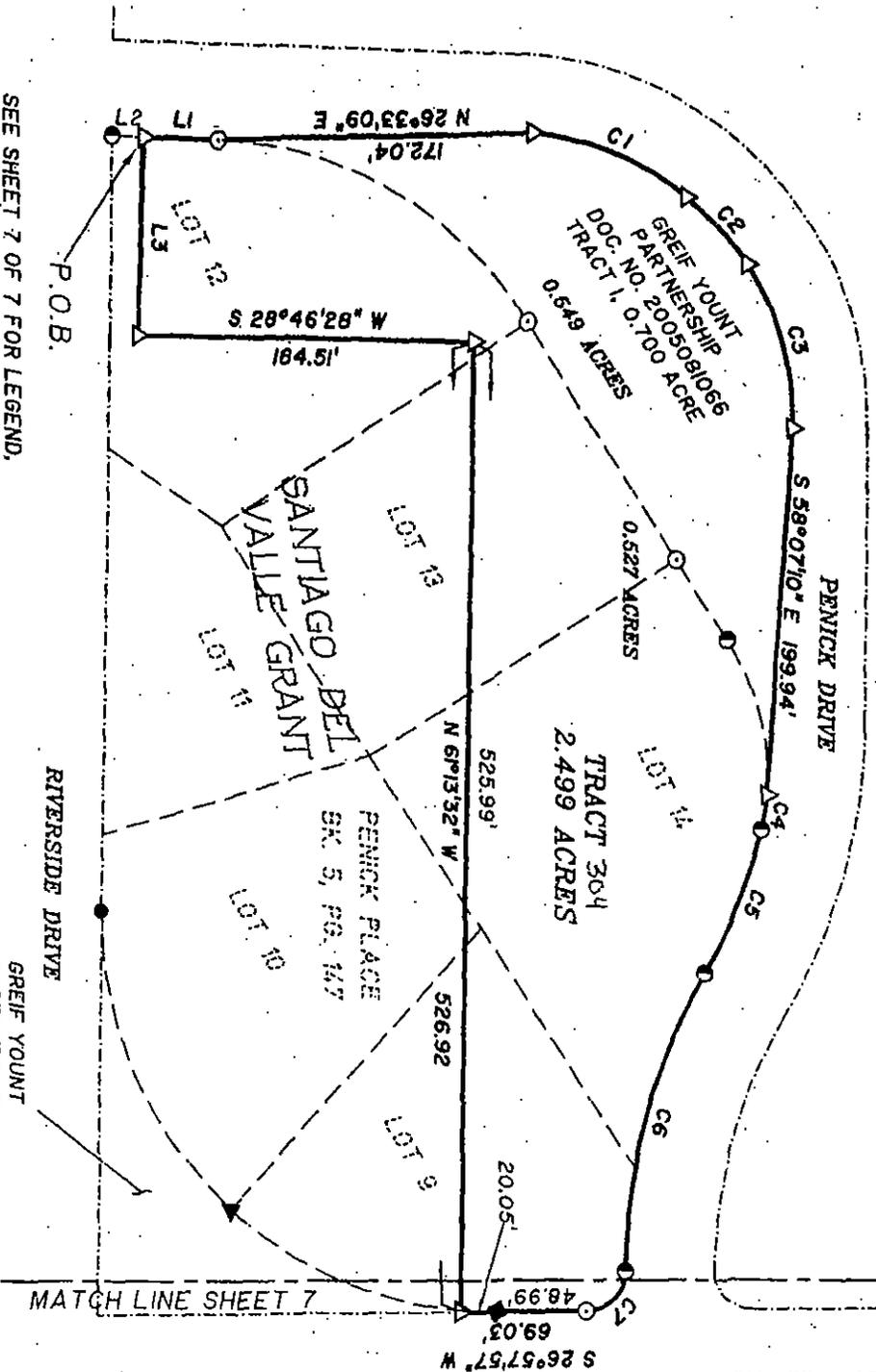
5. a distance of 91.62 feet along the arc of a curve to the right, having a radius of 146.11 feet, a central angle of  $35^{\circ}55'48''$ , and a chord which bears  $S 78^{\circ}25'05'' E$  a distance of 90.13 feet to a calculated point of non-tangency hereof;
6. departing said back of curb,  $S 58^{\circ}07'10'' E$  a distance of 199.94 feet to a point on the southwest right-of-way line of said Penick Drive, to a  $\frac{1}{2}$ " iron rod with Baker-Aicklen Inc. cap found for a point of curvature hereof;
7. a distance of 19.62 feet along the arc of a curve to the right, having a radius of 136.99 feet, a central angle of  $08^{\circ}12'24''$ , and a chord which bears  $S 53^{\circ}48'02'' E$  a distance of 19.60 feet to a  $\frac{1}{2}$ " iron rod with Baker-Aicklen Inc. cap found for a point of compound curvature hereof;
8. a distance of 85.30 feet along the arc of a curve to the right, having a radius of 272.83 feet, a central angle of  $17^{\circ}54'45''$ , and a chord which bears  $S 40^{\circ}44'20'' E$  a distance of 84.95 feet to  $\frac{1}{2}$ " iron rod with Baker-Aicklen Inc. cap found for a point of reverse curvature hereof;
9. a distance of 169.51 feet along the arc of a curve to the left, having a radius of 323.98 feet, a central angle of  $29^{\circ}58'41''$ , and a chord which bears  $S 46^{\circ}46'06'' E$  a distance of 167.58 feet to a  $\frac{1}{2}$ " iron rod with Baker-Aicklen Inc. cap found for a point of reverse curvature hereof;
10. a distance of 33.67 feet along the arc of a curve to the right, having a radius of 21.62 feet, a central angle of  $89^{\circ}12'52''$ , and a chord which bears  $S 17^{\circ}10'43'' E$  a distance of 30.37 feet to a 1" iron pipe found for a point of non-tangency hereof, and
11.  $S 26^{\circ}57'57'' W$  passing at a distance of 48.99 feet a 1" iron pipe in concrete found at a point of curvature for said Lot 9, in all a total distance of 69.03 feet to a calculated point, for the southeast corner hereof;

THENCE over and across said tract 2, and said Lots 9, 10, 12, 13, 14 the following three (3) courses and distances:

1.  $N 61^{\circ}13'32'' W$  a distance of 526.92 feet to a calculated point for an inside ell corner hereof;
2.  $S 28^{\circ}46'28'' W$  a distance of 184.51 feet to a calculated point for an outside ell corner hereof, and
3.  $N60^{\circ}09'32'' W$  a distance of 104.74 feet to the **POINT OF BEGINNING** hereof and containing 2.499 acres of land.

# SKETCH TO ACCOMPANY DESCRIPTION

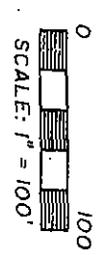
SANTIAGO DEL VALLE GRANT



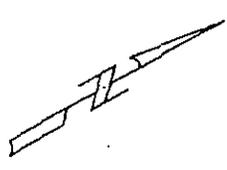
SEE SHEET 7 OF 7 FOR LEGEND,  
LINE TABLE.

GREIF YOUNT PARTNERSHIP  
DOC. NO. 2005081066  
TRACT 2, 0.241 ACRE

JOB NO.: 1497-2-001-25  
BY: BU  
PAGE 6 OF 7



TRAVIS COUNTY,  
TEXAS



**BAKER-AICKLEN & ASSOCIATES, INC.**  
ENGINEERS/SURVEYORS

**EXHIBIT B**  
**DESCRIPTION**  
**TRACT 305**

FOR A 2.434 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 9, 10, 12, 13, 14, AND ALL OF LOT 11, PENICK PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORD IN BOOK 5, PAGE 147 OF THE PLAT RECORDS OF SAID COUNTY AND BEING A PORTION OF TRACT 2, A 0.241 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO GRIEF YOUNT PARTNERSHIP, RECORDED AS DOCUMENT NO. 2005081066 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 2.434 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point on the southwest boundary line of said Penick Place and on the northeast right-of-way line of said Riverside Drive for the most westerly northwest corner hereof, from which a ½" iron rod with "Baker-Aicklen cap found at the southwest corner of said Lot 12 bears, N 61°13'32"W a distance of 105.00 feet;

**THENCE** over and across said Lots 9, 10, 12, 13 and 14, Penick Place, the following two (2) courses and distances:

1. N 28°46'28" E a distance of 200.00 feet to a calculated point for the most northerly northwest corner hereof, and
2. S 61°13'32" E passing at a distance of 525.99 feet to a calculated point on the curving southeast boundary line of said Penick Place and on the northwest boundary line of said 0.241 acre tract, in all a total distance of 526.92 feet to a point on the southeast boundary line of said 0.241 acre tract and on the northwest right-of-way line of Country Club Drive; for the southeast corner hereof, from which a 1" iron pipe found in concrete at a point of curvature of said Lot 9 bears, N 26°57'56" E a distance of 20.05 feet;

**THENCE** with the southeast boundary line of said 0.241 acre tract and on the northwest right-of-way line of said Country Club Drive, S 26°57'56" W a distance of 200.10 feet to a calculated point at the south corner of said 0.241 acre tract and on the northeast right-of-way line of said Riverside Drive, for the southwest corner hereof;

**THENCE** with the northeast right-of-way line of said Riverside Drive and in part with the southwest boundary line of said 0.241 acre tract and the southwest boundary line of said Penick Place, N 61°13'32" W, passing at a distance of 219.82 to a ½" iron found on the southwest boundary line of said Penick Place and at the west corner of said 0.241 acre tract, in all a total distance of 533.24 feet to the **POINT OF BEGINNING** hereof and containing 2.434 acres of land.



EXHIBIT A  
TRACT 311

## METES AND BOUNDS DESCRIPTION

BEING A 19.406 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND (CALLED 28.112 ACRES) CONVEYED TO GREIF YOUNT PARTNERSHIP AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 13316, PAGES 3189-3195 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 19.406 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a 4" iron rod found on the southwest corner of that certain tract of land conveyed to The Trust For Public Land as described by instrument recorded in Volume 12312, Page 1431 of the Real Property Records of Travis County, Texas, same being the northwest corner of said Grief Yount Partnership tract, same being on a point in the easterly boundary line of a tract of land conveyed to Austin Community College as described by instrument recorded in Volume 8519, Page 428 of said Real Property Records, for the northwest corner and POINT OF BEGINNING hereof, and from which a 4" iron rod found on a point in the northerly boundary line of said Grief Yount Partnership tract bears S 82° 54' 58" E 1086.02 feet (bearing basis for this survey);

THENCE with the common boundary line of said Grief Yount Partnership tract and The Trust For Public Land tract, S 82° 54' 58" E, for a distance of 957.87 feet to the most northerly northeast corner hereof;

THENCE departing the common boundary line of said Grief Yount Partnership tract and The Trust For Public Land tract, through the interior of said Grief Yount Partnership tract the following twelve (12) courses and distances:

- 1) S 20° 59' 22" W, for a distance of 23.51 feet;
- 2) S 64° 16' 14" W, for a distance of 23.38 feet;
- 3) S 72° 06' 59" W, for a distance of 61.35 feet;
- 4) S 65° 00' 06" W, for a distance of 53.22 feet;
- 5) S 14° 15' 30" E, for a distance of 289.72 feet;
- 6) N 81° 25' 33" E, for a distance of 40.15 feet;
- 7) S 71° 47' 23" E, for a distance of 16.35 feet;
- 8) N 73° 35' 42" E, for a distance of 86.35 feet;
- 9) N 18° 24' 18" E, for a distance of 62.86 feet;
- 10) N 07° 18' 34" E, for a distance of 13.78 feet;

- 11) N 34° 03' 08" E, for a distance of 31.94 feet;
- 12) S 75° 58' 14" E, for a distance of 6.65 feet to a point in the easterly boundary line of said Grief Yount Partnership tract, same being a point in the westerly right-of-way line of Grove Boulevard (right-of-way width varies);

THENCE with the common boundary line of said Grief Yount Partnership tract and right-of-way line of Grove Boulevard the following four (4) courses and distances:

- 1) S 06° 06' 42" W, for a distance of 303.86 feet to a ½" iron rod found on an angle point in said common boundary line;
- 2) S 02° 24' 52" W, for a distance of 153.06 feet to a point of curvature in said common boundary line;
- 3) With the arc of a non-tangent curve to the right having a delta angle of 46° 25' 53", a radius of 560.00 feet, an arc length of 453.81 feet and a chord which bears S 39° 11' 20" W for a distance of 441.50 feet to a ½" iron rod found on the end point of said non-tangent curve, same being the southeast corner of said Grief Yount Partnership tract;
- 4) N 89° 01' 39" W, for a distance of 12.80 feet to a ½" iron rod found on an angle point in said right-of-way line, same being the most easterly corner of a remnant portion of that tract of land conveyed to Austin Community College in Volume 8519, Page 428 of said Real Property Records;

THENCE departing the said right-of-way line of Grove Boulevard, with the common boundary line of said Grief Yount Partnership tract and said remnant tract of land conveyed to Austin Community College in Volume 8519, Page 428, N 88° 49' 24" W, for a distance of 229.43 feet to a point being the northwest corner of said remnant tract of land, same being the northeast corner of Lot 1, Block A, Austin Community College Phase A, Section 1, as recorded in Plat Book 87, Page 165C of the Plat Records of Travis County;

THENCE with the common boundary line of said Grief Yount Partnership tract and Lot 1, Block A, Austin Community College Phase A, Section 1, the following five (5) courses and distances:

- 1) N 88° 49' 24" W, for a distance of 45.12 feet;
- 2) N 88° 51' 05" W, for a distance of 241.20 feet;
- 3) N 47° 45' 38" W, for a distance of 428.95 feet;
- 4) N 40° 01' 18" W, for a distance of 209.64 feet;
- 5) N 39° 02' 37" W, for a distance of 130.77 feet to an angle point in the boundary line of Tract 1 hereof, and from which a ½" iron

rod found on the most westerly corner of said Grief Yount Partnership tract bears N 39° 02' 37" W, a distance of 20.85 feet;

THENCE departing the common boundary line of said Grief Yount Partnership tract and Lot 1, Block A, Austin Community College Phase A, Section 1, through the interior of said Grief Yount Partnership tract the following thirty-seven (37) courses and distances:

- 1) N 67° 59' 04" E, for a distance of 38.32 feet;
- 2) S 81° 12' 10" E, for a distance of 27.50 feet;
- 3) N 80° 08' 47" E, for a distance of 58.37 feet;
- 5) S 74° 21' 30" E, for a distance of 55.90 feet;
- 6) N 61° 15' 49" E, for a distance of 34.69 feet;
- 7) N 82° 11' 42" E, for a distance of 30.97 feet;
- 8) N 90° 00' 00" E, for a distance of 39.98 feet;
- 9) N 77° 19' 32" E, for a distance of 26.49 feet;
- 10) S 73° 10' 57" E, for a distance of 53.30 feet;
- 11) S 81° 45' 00" E, for a distance of 76.96 feet;
- 12) N 88° 23' 22" E, for a distance of 137.08 feet;
- 13) N 78° 27' 53" E, for a distance of 100.84 feet;
- 14) N 88° 03' 04" E, for a distance of 165.82 feet;
- 15) N 64° 15' 39" E, for a distance of 99.27 feet;
- 16) N 79° 34' 46" E, for a distance of 22.28 feet;
- 17) S 83° 29' 34" E, for a distance of 41.57 feet;
- 18) S 88° 58' 20" E, for a distance of 68.39 feet;
- 19) N 62° 21' 57" E, for a distance of 12.47 feet;
- 20) N 80° 24' 22" E, for a distance of 35.82 feet;
- 21) S 89° 25' 59" E, for a distance of 35.42 feet;
- 22) N 71° 56' 01" E, for a distance of 38.74 feet;
- 23) N 14° 15' 30" W, for a distance of 289.91 feet;
- 24) S 65° 00' 06" W, for a distance of 40.88 feet;

- 25) S 88° 53' 41" W, for a distance of 48.72 feet;
- 26) S 82° 22' 02" W, for a distance of 62.34 feet;
- 27) N 75° 58' 14" W, for a distance of 11.63 feet;
- 28) S 67° 35' 38" W, for a distance of 16.28 feet;
- 29) S 85° 20' 33" W, for a distance of 94.92 feet;
- 30) S 86° 09' 44" W, for a distance of 95.71 feet;
- 31) S 84° 16' 38" W, for a distance of 88.71 feet;
- 32) S 85° 36' 44" W, for a distance of 108.21 feet;
- 33) N 88° 46' 36" W, for a distance of 44.02 feet;
- 34) S 76° 22' 52" W, for a distance of 68.02 feet;
- 35) S 87° 44' 43" W, for a distance of 100.62 feet;
- 36) S 79° 15' 16" W, for a distance of 105.87 feet;
- 37) N 89° 00' 46" W, for a distance of 82.09 feet to a point in the westerly boundary line of said Grief Yount Partnership tract, same being a point in the easterly boundary line of said Austin Community College tract, for an angle point hereof;

THENCE with the common boundary line of said Grief Yount Partnership tract and Austin Community College tract, N 29° 18' 59" E, for a distance of 347.43 feet to the POINT OF BEGINNING hereof and containing 19.406 acres of land more or less.

<> **DIAMOND SURVEYING, INC.**

1915 S. AUSTIN AVE., SUITE 111, GEORGETOWN, TX 78626  
(512) 931-3100

*Shane Shafer*

SHANE SHAFER, R.P.L.S. NO. 5281  
September 24, 2000



Sketch to accompany metes and bounds description for a 19.406 acre tract of land, shown hereon as Tract 1, out of a tract of land (called 28.112 acres), conveyed to Greil Yount Partnership as described by instrument recorded in Volume 13316, Page 3189 of the Public Property Records of Travis County, Texas, and being located within the Santiago Del Valle Grant in Travis County, Texas.

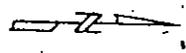
POINT OF BEGINNING  
FOR METES AND  
BOUNDS DESCRIPTION  
OF TRACT 1

BEARING: BASIS  
S82°54.58'E

THE TRUST FOR PUBLIC LAND  
VOLUME 12312, PAGE 1431

(VOL. 13316, PG. 3189)  
(S82°26'33"E 1085.41')

SCALE: 1" = 200'



AUSTIN COMMUNITY COLLEGE  
VOLUME 8519, PAGE 428

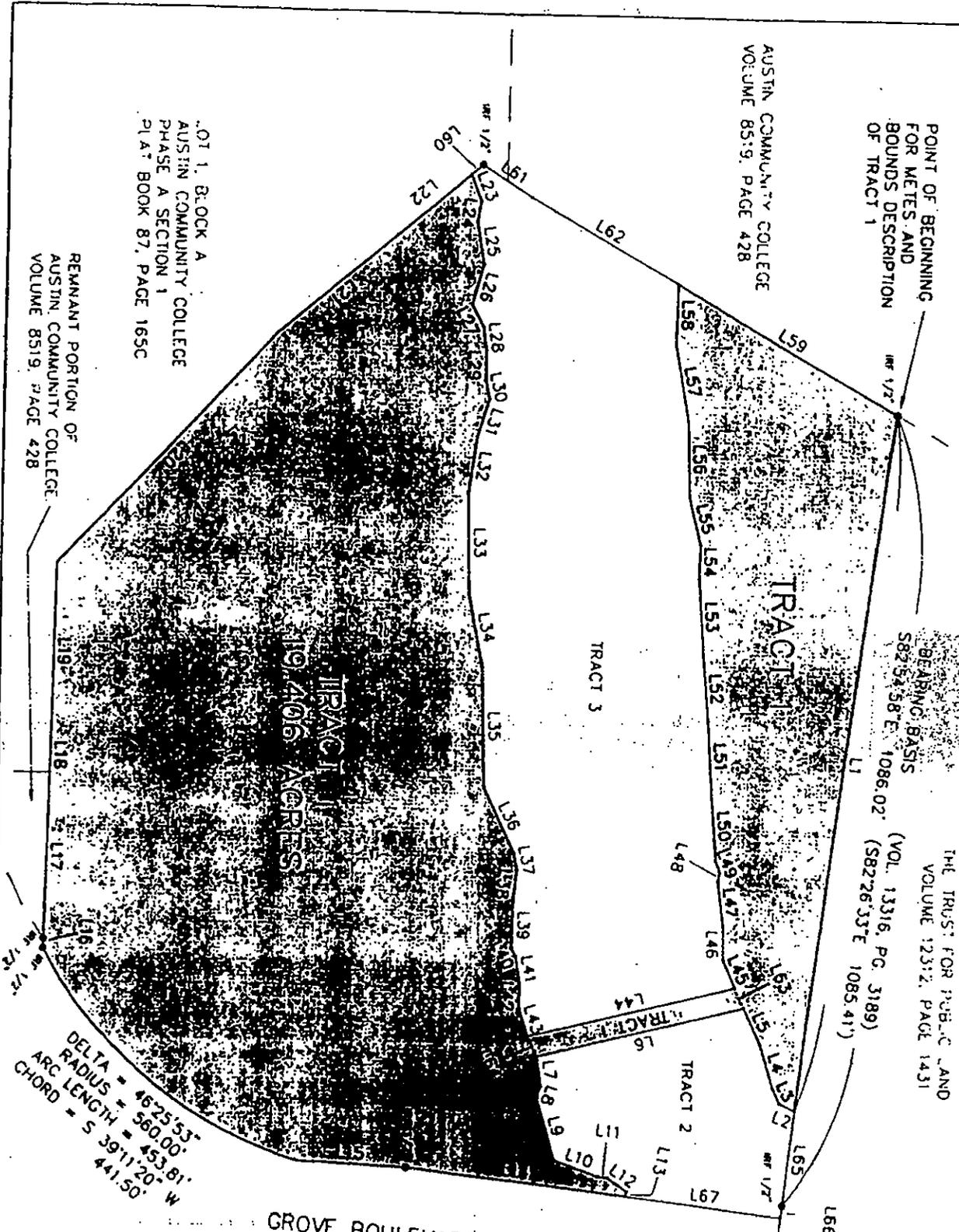
LOT 1, BLOCK A  
AUSTIN COMMUNITY COLLEGE  
PHASE A SECTION 1  
PLAT BOOK 87, PAGE 165C

REMNANT PORTION OF  
AUSTIN COMMUNITY COLLEGE  
VOLUME 8519, PAGE 428

DELTA = 46°25'53"  
ARC RADIUS = 560.00'  
ARC LENGTH = 453.91'  
CHORD = 539.11'20" W  
441.50'

GROVE BOULEVARD (R.O.W. VARIES)

TRACT 1 PAGE 1 OF 2



LINE TABLE

NUM	BEARING	DISTANCE
L1	S82°54'58"E	957.87'
L2	S20°59'22"W	23.51'
L3	S64°16'14"W	23.38'
L4	S72°06'59"W	61.35'
L5	S65°00'06"W	53.22'
L6	S14°15'30"E	289.72'
L7	N81°25'33"E	40.15'
L8	S71°47'23"E	16.35'
L9	N73°35'42"E	86.35'
L10	N18°24'18"E	62.86'
L11	N71°18'34"E	13.78'
L12	N34°03'08"E	31.94'
L13	S75°58'14"E	6.65'
L14	S6°06'42"W	303.86'
L15	S2°24'52"W	153.06'
L16	N89°01'39"W	12.80'
L17	N88°49'24"W	229.43'
L18	N88°49'24"W	45.12'
L19	N88°51'05"W	241.20'
L20	N47°45'38"W	428.95'
L21	N40°01'18"W	209.64'
L22	N39°02'37"W	130.77'

NUM	BEARING	DISTANCE
L23	N67°59'04"E	38.32'
L24	S81°12'10"E	27.50'
L25	N80°08'47"E	58.37'
L26	S74°21'30"E	55.90'
L27	N61°15'49"E	34.69'
L28	N82°11'42"E	30.97'
L29	N90°00'00"E	39.98'
L30	N77°49'32"E	26.49'
L31	S73°10'57"E	53.30'
L32	S81°45'00"E	76.96'
L33	N88°23'22"E	137.08'
L34	N78°27'53"E	100.84'
L35	N88°03'04"E	165.82'
L36	N64°15'39"E	99.27'
L37	N79°34'46"E	22.28'
L38	S83°29'34"E	41.57'
L39	S88°58'20"E	68.39'
L40	N62°21'57"E	12.47'
L41	N80°24'22"E	35.82'
L42	S89°25'59"E	35.42'
L43	N71°56'01"E	38.74'
L44	N44°35'30"W	289.91'

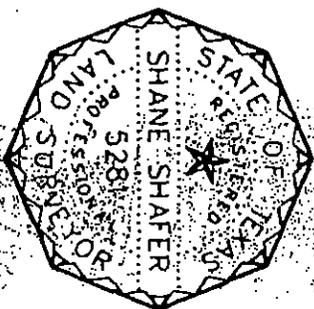
NUM	BEARING	DISTANCE
L45	S65°00'06"W	40.88'
L46	S88°53'41"W	48.72'
L47	S82°22'02"W	62.34'
L48	N75°58'14"W	11.63'
L49	S67°35'38"W	16.28'
L50	S85°20'33"W	94.92'
L51	S86°09'44"W	95.71'
L52	S84°16'38"W	88.71'
L53	S85°36'44"W	108.21'
L54	N88°46'36"W	44.02'
L55	S76°22'52"W	68.02'
L56	S87°44'43"W	100.62'
L57	S79°15'16"W	105.87'
L58	N89°00'46"W	82.09'
L59	N29°18'59"E	347.43'
L60	N39°02'37"W	20.85'
L61	N32°25'25"E	78.28'
L62	N29°18'59"E	229.17'
L63	S65°00'06"W	30.53'
L64	N64°38'59"E	30.57'
L65	S82°54'58"E	128.16'
L66	S82°54'58"E	15.00'
L67	S6°06'42"W	214.36'

To: Greif Yount Partnership exclusively.

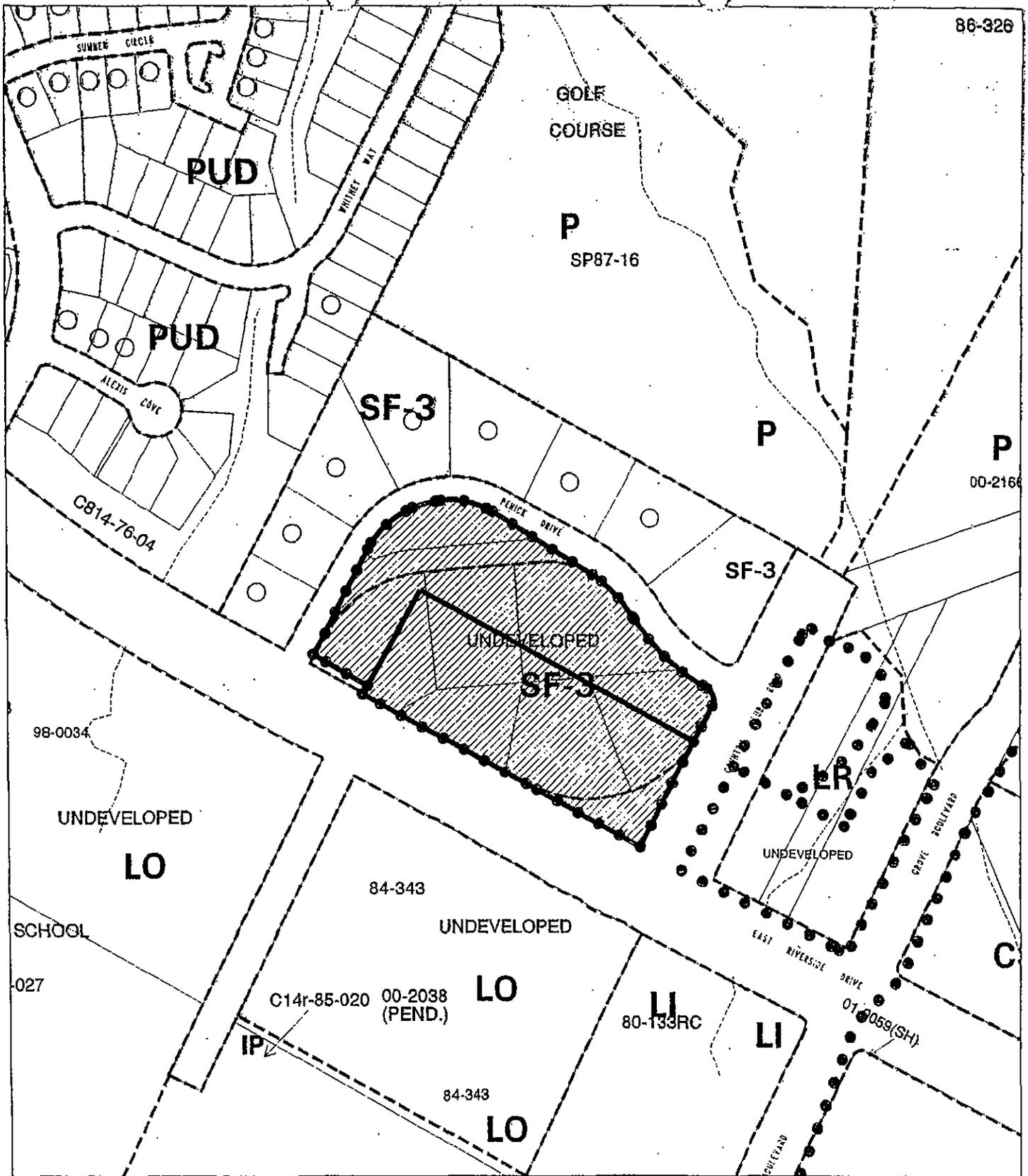
I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plot represents a survey made on the ground under my direct supervision, completed on September 24, 2000. This survey was performed for the benefit of the above named parties. USE OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

*Shane Shafer*

SHANE SHAFER, R.P.L.S. NO. 5281  
 SEPTEMBER 24, 2000



**DIAMOND SURVEYING, INC.**  
 1915 S. AUSTIN AVE. SUITE III, GEORGETOWN, TX 79626  
 (512) 931-3100



	SUBJECT TRACT		<b>ZONING EXHIBIT C</b>		CITY GRID REFERENCE NUMBER: K19
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-05-0113.03	DATE: 05-11	
	CASE MGR: S. WALKER		ADDRESS: 5700 - 5604 E RIVERSIDE DR	INTLS: SM	
			SUBJECT AREA (acres): N/A		